

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

3957E

Friedman & MacFadyen, Solicitors
210 E. Redwood Street
Baltimore, Maryland 21202

SUBSTITUTED TRUSTEES' SALE OF VALUABLE FEE-SIMPLE DWELLING

148 STONEGATE DRIVE
FREDERICK COUNTY, MARYLAND 21701

Under and by virtue of the power of sale contained in a certain Deed of Trust from Vittal K. Saggare and Umadevi V. Saggare to Shirley A. Stack and Leslie K. Glassberg, Trustees, dated January 15, 1981 and recorded in Liber C.C.K. 1137, folio 15, among the Land Records of Frederick County, Maryland, the holder of the indebtedness secured by the Deed of Trust having appointed Alvin E. Friedman and Kenneth J. MacFadyen, Substituted Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substituted Trustees will offer for sale at public auction on the premises, on:

THURSDAY, MARCH 3, 1988

AT 1:30 O'CLOCK P.M.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Frederick County, Maryland and described as follows:

BEING KNOWN AND DESIGNATED as Lot 99, Section Five, as shown on Plat entitled "Section Five, Lots 19-32 & 97-108, Stonegate Farms" which said Plat is recorded among the Land Records of Frederick County in Plat Book 21, folio 170. The improvements known as 148 Stonegate Drive.

The property is improved by a dwelling and is in fee-simple.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty as to the description of the improvements.

Terms of Sale: A cash deposit or certified check for \$7,000 at the time of sale, balance of the purchase price is to be paid in cash within ten (10) business days of the final ratification of sale by the Circuit Court for Frederick County. If payment of the balance does not take place within ten business days of ratification, the deposit will be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. Interest to be paid on unpaid purchase money at the rate of 12.5% per annum from date of sale to date of settlement, in the event the property is purchased by someone rather than the note holder. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**ALVIN E. FRIEDMAN,
KENNETH J. MacFADYEN,
Substituted Trustees**

ALEX COOPER AUCTS., INC.
908 York Road
Towson, Maryland 21204
301-828-4838

Frederick, Md.

This is to certify that the annexed

FILED

was published in

a newspaper published in Frederick County on the following

dates:

APR 26, 1988

CHARLES E. SAGGARE

THE NEWS-POST

BY:

Per

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

Frederick, Md. April 13, 1988

This is to certify that the annexed

FILED

was published in

Notice public News-Post

a newspaper published in Frederick County on the following

dates:

APR 14, 1988

THE NEWS-POST

BY:

Per

Cindy Davis

ORDER OF
ON SALES

Alvin E. Friedman and
Kenneth J. MacFadyen,
Substitute Trustees

VS.

Vittal K. Saggare and
Umadevi V. Saggare, his wife

No. 3957E Civil Equity

In the Circuit Court for

Frederick County sitting Equity.

February TERM, 1988.

In the matter of the Report of Sales filed

the 17th day of March, 1988.

Ordered, that on the 16th day of April

1988, the Court will proceed to act upon

the Report of Sales of Real Estate.